

THE

GRIT



Sandia Heights Homeowners Association

December 2008

## President's Corner

### Holidays and Your Association

By the time you read this we will be in the Holiday Season and all of us at the Sandia Heights Homeowners Association hope you have had a very good year and are looking forward to 2009. This year has been a good one for SHHA; we have implemented many benefits for our members and have been engaged in everything from zoning to resurfacing of Tramway Blvd and some resurfacing within Sandia Heights. We have seen a significant increase in the number of applications for renovations and improvements come through the ACC. In addition, we have seen more community involvement and attention in the area of covenant enforcement. The Tram passes have been well received, as have our open houses with speakers on fire prevention and solar power (thanks Ken for a great presentation on this topic). I can report that our finances are in good shape and we have two super part-time workers in our front office--thanks Sheraz and Betsy! If you have not been by the office, stop in and let them explain the benefits of being a member of SHHA.

Also this year, we have initiated a recognition program for those who have contributed the most to the Association. Recognized this year were Kerney Bolton, Ed Whitten, Sheraz Saint-Lot, Bob Frances, Lena Martinez and Terry Taggart--again our thanks for your work on the part of SHHA.

Speaking of volunteers--I get phone calls and emails on a fairly frequent basis concerning everything from paving to views, trees, zoning, the ACC and CSC, and roadside brush. The association is involved to some extent in all of these, but our resources are

limited, especially in the area of people. While we would like to meet all members' expectations on your particular area(s) of concern, we just do not have the volunteers to do many of things that need to be accomplished. For example, the ACC has handled over 500 projects so far this year alone. Each project requires an initial review of the submission, a visit to the site, research of the covenants, development of a recommendation, presentation to the committee, notification of the results to the homeowner and follow-up on completion of the project. As you can see this takes a great deal of time and energy.

While the Covenant Support Committee has a less detailed process, it is normally dealing with a violation of our covenants, and that can result in detailed discussions with all involved. My point is that everything we do, except running the office, depends on your willingness to contribute your time and energy. In the calls that I receive most of you want us to do more about a particular issue. We can't without your help and involvement. So while I wish I could tell everyone who calls "We will get right on that," it just won't happen unless you help out.

How can you help? Volunteer as a member of the Board of Directors; we currently have 5 open positions. Volunteer to sit on a committee where you have an interest, they will welcome you. Right now we have fewer than 25 people as board members and volunteers doing all of the work of YOUR association. Make a commitment to become involved and give us a call at the office.

Happy Holidays to all our members.

# October 2008 Treasurer Report: Ed Tull, Treasurer



CASH FLOW		ACCOUNT BALANCES	
<b>INFLOW</b>		<b>Bank Accounts</b>	
ACC income	0.00	CD	37,042.21
CD Interest	52.75	CD	15,475.47
Directory Advertising	860.27	CD	104,219.75
GRIT advertising	2,549.64	Money Market	6,946.36
NM Gross Receipts Tax	146.13	Checking	19,232.95
Membership Dues	13,533.01	Cash Accounts	1,846.21
Parks and Safety	70.00	<b>Total Bank &amp; Cash</b>	<b>\$184,762.95</b>
<b>TOTAL INFLOW</b>	<b>\$17,211.80</b>		
<b>OUTFLOW</b>		<b>ASSET ACCOUNTS</b>	
ACC Committee Expenses	0.00	Miscellaneous	1,379.21
Communications Committee	1,546.16	Office Equipment	4,973.06
Executive Committee	493.72	Office Furniture	5,651.99
Insurance	0.00	Software	932.34
Community Service & Membership	943.50	<b>TOTAL ASSET ACCOUNTS</b>	<b>\$12,936.60</b>
Office Expenses	8,458.89		
<b>TOTAL OUTFLOW</b>	<b>\$11,442.27</b>	<b>Liability Accounts</b>	
<b>OVERALL TOTAL</b>	<b>\$5,769.53</b>	Improvements & Legal Reserve	<b>\$147,142.00</b>
		<b>OVERALL TOTAL</b>	<b>\$50,557.55</b>

## PHOTO CONTEST RESULTS



We had more than 45 photographs to choose from this year, thanks to all who participated. We will be including all of the entries on our website photo gallery in 2009. The winning photograph will be announced on the website in December and will be featured on the cover of the 2009 Directory.

**BYLAWS COMMITTEE:** The Bylaws Committee is seeking input for amendments to be ratified in June 2009. Please submit your proposed changes via email to the SHHA office.



## ANNOUNCEMENTS & NOTICES:

- The office will be closed for the holidays from Wednesday, December 24 through Thursday, January 1. The office reopens on Friday, January 2.
- Office Hours are 9am to 4pm, Monday through Friday.
- SHHA Board Meeting: There will be no official board meeting in December.
- Safety Vests are available to members for just \$2! Come and get yours now before we run out.

## **REMINDER TO PICK UP YOUR SAFETY VEST AT THE SHHA OFFICE**

~ Burt O'Neil, Parks & Safety Committee Member

We live in one of the most scenic and desirable housing communities in Albuquerque. Unfortunately, the Sandia Heights housing community is not laid out with paved pedestrian foot streets. Our community features large lots and winding 2-lane country style roads, but no trails or paved pedestrian sidewalks. In contrast our neighbor immediately south of us, High Desert housing community, has small lots and straight roads, some of which are four lanes, and ample paved sidewalks. In addition, they have road space set aside for bicycle traffic. To illustrate the above comments, I have included two photos.



**FIGURE 1: TYPICAL EAST-WEST ROADWAY IN SANDIA HEIGHTS**

The first figure shows a typical east-west Sandia Heights vehicular roadway. One notes the road is two lanes and has no concrete curbs. Also, shrubbery and high grass are on each side of the road. There is no paved or unpaved sidewalk for pedestrian traffic. The posted speed limit is 15 miles per hour.

Figure 2 is a photo of a typical east-west 4-lane roadway in the High Desert home community. One notes the concrete curb, the space allocated for bicycles, and the paved sidewalk for pedestrians. The speed limit is 35 miles per hour.



**FIGURE 2: TYPICAL EAST-WEST ROADWAY IN HIGH DESERT HOME COMMUNITY**

I prefer the large lots and winding country roads found in Sandia Heights. I also enjoy jogging and frequently jog on Sandia Heights roadways. The reality is that many homeowner residents also walk, jog or bicycle on our roadways too. The issue then becomes one of safety. Even an automobile traveling at 5 mph is no match for a pedestrian; the pedestrian loses. A pedestrian and motor vehicle are competing for the same space, and that requires vigilance and courtesy on the part of the pedestrian and the automobile driver. For accident avoidance, both the walker and driver must see each other in time to take evasive action.

There is a pedestrian pathway located on Tramway Blvd that is over three miles long and runs adjacent to Sandia Heights.

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**Executive Committee**

President – Sy Caudill  
Vice President – Andy Anderson  
Secretary - Marsha Thole  
Treasurer – Ed Tull

**Board Members**

Phil Abshere  
Andy Anderson  
Kerney Bolton  
Bruce Childs  
Alyson Clark  
Frances Desonier  
Pete Heinstejn  
Jim Irving  
Phyllis Moore  
Burt O’Neil  
Mona Lee Schilling  
Mike Winokur

**Office Staff**

Betsy Rodriguez –  
Administrative Assistant  
Sheraz Saint-Lôt –  
Administrative Assistant

**SHHA Office**

2-B San Rafael Avenue  
Albuquerque, NM 87122  
Office Hours: M-F, 9am-4pm  
Phone: 505-797-7793  
Fax: 505-856-8544

**WEBSITE:**

[www.sandiahomeowners.org](http://www.sandiahomeowners.org)

**EMAIL:**

[shha@sandiahomeowners.org](mailto:shha@sandiahomeowners.org)

**GRIT Editorial Policy is:**

- Attempt to publish both sides of every issue, including constructive criticism; no abusive or insulting remarks.
- Reserve the right to edit any submission.
- Not to print any unsigned letters or articles.



**Stats and more from the Sandia Heights Security Patrol:**

**Security Tips:** Report suspicious vehicles, persons or activities to the Sheriff’s Office and Security Patrol. It is impossible to patrol every neighborhood constantly. You can be the eyes and ears that help protect your community.

Month of October Call Type	# of calls	Month of October Call Type	# of calls
Breaking & entering	4	Salesman problem	1
Alarms	18	Theft	4
Car accident	1	Threat Personal	1
Fire	1	Utility Co. Assist	4
Front office	2	Special Request	3
Loud music		Customer Assist	7
Lost/found item	1	Dumped/Spilled Material	0
Lost/found pet	4	Noise Complaints, Suspicious noises	3
Mailbox Vandalism	0	S.O. Assist	0
Motorist Assist	7	Parking Problem	6
Motorcycle nuisance	1	Vandalism	10
Open Door/window	9	Wildlife Report	0
Pet Nuisance	4	Vehicle Burglary	2
Rescue assist	2	Newspaper Pickup	14
Snake Call	7	Special Extra patrol or observation	19
Speeding vehicle	12	Homeowners on vacation	199
Suspicious person	7	<b>Total Calls</b>	<b>353</b>

**TRAM PASSES**



*SHHA has tram passes available through mid-November of 2009!* For details on how the tram passes work please check the website.

*Just a note of clarification, we mail the GRIT to both members and non members as a courtesy to the few in Sandia Heights who are non members to encourage them to join. However, the services and benefits of membership are limited to members of the association. If you are a non-member we encourage you to join.*



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Immediately south and east is the Elena Gallegos Park, with over 60 miles of foot paths. However, for those Sandia homeowners who do use our roadways on foot, the SHHA strongly recommends that they wear a reflective safety vest. These vests can be purchased at the SHHA office located at San Rafael and Tramway.

Note: The Parks & Safety Committee will be working with the County in coming months to ensure that all of our streets are clear of obstructions that would prevent a pedestrian from stepping off a street and out of the way of oncoming vehicles. But there is no need to wait for government assistance. There is already a county law that specifies that it is the homeowner's responsibility to maintain the first two to three feet of their property that is considered easement. The committee, therefore, asks that all SHHA homeowners clear at least two feet of space between the edge of the road and any obstruction and vegetation that would not allow a walker to safely step off the road in order to avoid a dangerous situation. If you would like to volunteer on the Parks & Safety Committee, please contact the SHHA office.



### *Sandia Heights Coffeehouse Concert Series Presents . . .*

The *Sandia Heights Coffeehouse Concert Series* will present **Acoustic Eidolon** on January 17, 2009. Hannah & Joe perform music from Bach to the Beatles on cello and Joe's unique double-neck guitjo. Acoustic Eidolon's recordings

have been featured on NPR's "All Things Considered," John Diliberto's "Echoes," PAX Television, Woodsong's "Olde Time Radio Hour," and numerous other stations across the country. Read all about this internationally-renowned Colorado duo and listen to their music on [www.acousticeidolon.com](http://www.acousticeidolon.com). Mark your calendars!

**Saturday, January 17, 2009, Church of the Good Shepherd.** For more information or to volunteer to help, please contact Linda Bolton, 856-7100, [nlightsmgt@aol.com](mailto:nlightsmgt@aol.com).



### **Please Support our Advertisers!**

While the GRIT is a small local newsletter, it does reach a large population base within Sandia Heights. Our advertisers help make it possible for us to bring this newsletter to you on a monthly basis.

Need painting? Need a Realtor? How about furniture? Lawn/Garden/shrub care? How about fitness or personal services? Do you want a house or window cleaning service? Construction/Remodeling or plumbing? New to the area and want a church nearby? You can find all of these and more in the GRIT you are holding and on our website:

[www.sandiahomeowners.org](http://www.sandiahomeowners.org). Give them a call and remember to say you saw it in the GRIT. They support you--give them a try!

## ACC Activity Log

*The following is a summary of your Architectural Control Committee's activity since the last GRIT.*

15 Sandia Heights Drive – Replace door - Approved

151 Whitetail Road – Adobe wall & gate – Approved

442 Live Oak Loop – Replace roof - Approved

452 Live Oak Lane – Free-standing wall & stucco – Approved

555 Black Bear Place – Re-stucco – Approved

642 Cougar Loop – Railing & door - Approved

652 Cougar Loop – Storage Shed – Disapproved, does not meet standard for custom residential or better construction.

684 Black Hawk Drive – Play set – Approved

727-2 Cedar Hill Lane – Landscaping – Approved

865-4 Tramway Terrace Court – Replace roof, heat pump, and skylights – Approved

867-E Tramway Lane Court – Replace windows & door – Approved

1187 Laurel Loop – Replace roof, re-stucco, & refinish trim - Approved

1463 Bluebell Drive – Re-stucco wall & replace walkway - Approved

1478 Morning Glory Road – Replace roof - Approved

1918 Quail Run Drive – Landscaping – Approved

2323 Calle de Gabriel – Replace roof – Approved

2511 Tramway Terrace Court – Replace windows - Approved

2515 Tramway Terrace Court – Replace roof & windows, refinish trim – Approved

2028 Quail Run Drive – Refinish driveway – Approved

7724 Cedar Canyon Court – Re-stucco parapets – Approved

9109 Lynx Loop – Replace fence with wall - Approved

*Check the ACC Project Log on the Sandia Heights Homeowners (SHHA) website [sandiahomeowners.org](http://sandiahomeowners.org). Click on THE A.C.C. then on Architectural Control Committee Project Log and read about all projects currently under ACC management.*





## Community Event Bulletin Board

*Not all of these groups are sponsored by SHHA. Information is provided to keep residents informed*

**Church of the Good Shepherd** will hold services at 7:00 and 11 p.m. on Christmas Eve. Join us for the coming again of the Christ Child. The church is located at 7834 Tennyson St. NE; for more information call 856-1004.

## Sandia Heights Wildflower Club

The next meeting will take place Wednesday January 21st, 2009, at 7:30 p.m. [place TBA]; and Jan Phillips of Shady Lakes Water Lily Gardens will speak on fountains, ponds, and other water-feature installations. Interested persons, prospective members, and guests may call Dan Caudillo, President, for further information. 856-6617.

**What to do with that Christmas tree?** You may take it to the Eagle Rock Landfill Transfer station (857-8318) where the city mulches it, or you can just put it out with your regular trash, but the trees must be cut in half if taller than 6 feet.



### DIAL BACK THE COFFEE

~ Bob Francis, Happy Gardner

I mentioned in the spring of 2008 that I was adding coffee grounds to my flower beds. The results of this experiment have not been good. Like so many things, I found that too much coffee grounds is not a good thing. I suggest that if you are going to use coffee grounds in your flower beds, do it sparingly.

I also want to report a root rot problem with my Penstemon. I noticed in the spring of 2008 that some of our Penstemon was dying. The bad spots are black blotches in the older Penstemon areas. There was not much improvement in the summer, and in October the rot got worse. I sent a sample of the rotting Penstemon to the State of New Mexico Agriculture Extension Service. Their analysis indicated Fusarium wilt/root rot. The pathogen is soil borne and can survive in the soil for many years. Poor fertility, low soil pH and over watering and low light can predispose the plant to infection. The solution offered by the NM Extension Service is to use Nitrate nitrogen rather than ammoniac nitrogen, and water management.



Sandia Heights Homeowners Association  
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Albuquerque, NM 87122

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HAPPY HANUKKAH -  
MERRY CHRISTMAS  
AND A HAPPY NEW YEAR  
FROM THE SHHA  
OFFICE

